

VINOD E. NAVHATE
ADVOCATE

HOUSE NO, 1045,
 CHAVNI, GAWALIPURA
 AURANGABAD.

MOBILE NO. 9226779371

Date: 14/10/2018

To,
WHOMSO EVER IT MAY BE CONCERN

TITLE SEARCH REPORT

Search Report in respect of the Flats number 1 to 16, "Sai Residency" constructed on Plot No.24, Admg. 934.65 Sq. Mtrs, of land Gut No.47 Village Golwadi, Waluj Mahanagar IV, Tq and Dist. Aurangabad, belongs to Sow. Pushpa Jagdish Yedlawar as a owner and M/s. Sai Shraddha Construction and Developers through its Partners - Shri Sajansing Motilal Jarwal and Shri Pratik Shriram Rathod as a developer.

Respected Sir,

As per instruction, authority and information given to me by my client, who engaged me as an Advocate to submit the Search Report in respect of the Flats number 1 to 16, "Sai Residency" constructed on Plot No.24, Admg. 934.65 Sq. Mtrs, of land Gut No.47 Village Golwadi, Waluj Mahanagar IV, Tq and Dist. Aurangabad, and Client also handed over Xerox documents in my hand, and on upon his request and instruction, I, the undersigned Vinod E. Navhate, Advocate, Aurangabad conducted the search in respect of said property and, do hereby submit the Search Report as under:-

That, I have attended the Sub-Registrar Office at Aurangabad Dist. Aurangabad and gone through the relevant documents and taken a search for a period of 30 years i.e. from 1989 to 2018 in respect of Flats number 1 to 16, "Sai Residency" constructed on Plot No.24, Admg. 934.65 Sq. Mtrs, of land Gut No.47 Village Golwadi, Waluj Mahanagar IV, Tq and Dist. Aurangabad.

That, Hindustan Samuha Awas Limited was owned and possessed land gut number 47 to the extent of 02 H. 07 R. situated at village Golwadi Tq and Dist. Aurangabad on the basis of regd. sale deed bearing its daybook number 116 dated 12/01/2001 which was executed previous owner K. R. Badjate and others.

That, Hindustan Samuha Awas Limited through Shri Ulhas Narayanarao Gavli has been executed a regd. Sale deed bearing its daybook number 4273 dated 04/08/2007 in the name of Proposed Rushi Vihar Co-Operative Housing Society Ltd Golwadi through its Chief Promoter Ketan Pranalal Patel in respect of land gut number 47 to the extent of 02 H. 07 R. situated at village Golwadi Tq and Dist. Aurangabad. And on the basis of said regd. sale deed Proposed Rushi Vihar Co-Operative Housing Society Ltd Golwadi through its Chief Promoter Ketan Pranalal Patel has been mutated his name in revenue authority in respect of land gut number 47 to the extent of 02 H. 07 R. situated at village Golwadi Tq and Dist. Aurangabad, vide its mutation entry number 532.



Similarly the remaining land to the extent of 04 H. 14 R. of land gut number 47 was also purchased by Shri Kanhaiyalal Kakkumal @ kewajmal Bajaj and Shri Kapporchand Rupchand Ghunawat from Shri K. R. Badjate on the basis of regd. sale deed bearing its daybook number 115 and 114 dated 12/01/2001 respectively. And on the basis of this regd. sale deed Shri Kanhaiyalal Kakkumal @ kewajmal Bajaj and Shri Kapporchand Rupchand Ghunawat have been mutated their names in respect of land gut number 47 situated at Golwadi Tq and Dist. Aurangabad.

That, Kapurchand Rupchand Ghunwat, Proposed Rushi Vihar Co-Operative Housing Society Ltd Golwadi and Shri Deepak Ramkrishan Bharuka has been obtained Non Agricultural Order u/s. 44 of M. L. R. of 1966 on dated 18/06/2008 from Collector office Aurangabad in respect of land gut number 47 to the extent of 62100.00 Sq.Mtrs situated at village Golwadi Tq and Dist. Aurangabad.

That, Rushi Vihar Co-Operative Housing Society Ltd Golwadi through its MR. Ulhas Gavli has been obtained layout order from the CIDCO authority vide its file number CIDCO/SP/(NT)/BP/WLJ/559 dated 18/07/2008 in respect of land gut number 47 to the extent of 62100.00 Sq.Mtrs situated at village Golwadi Tq and Dist. Aurangabad.

That, Rushi Vihar Co-Operative Housing Society Ltd Golwadi through its Chairaman and Secretary has been executed a regd. sale deed bearing its daybook number 3999 dated 26/08/2008 in the name of Shri Prashant Sundarlal Kalamkar in respect of Plot No.24, Admg. 934.65 Sq. Mtrs, of land Gut No.47 Village Golwadi, Waluj Mahanagar IV, Tq and Dist. Aurangabad. And on the basis of this regd. sale deed Shri Prashant Sundarlal Kalamkar has been mutated his name in respect of Plot No.24, Admg. 934.65 Sq. Mtrs, of land Gut No.47 Village Golwadi, Waluj Mahanagar IV, Tq and Dist. Aurangabad, vide its mutation entry number 571

That, Shri Prashant Sundarlal Kalamkar with sign of Rushi Vihar Co-Operative Housing Society Ltd Golwadi has been executed a regd. sale deed bearing its daybook number 412 dated 27/01/2009 in the name of Sow. Pushpa Jagdish Edalawar in respect of Plot No.24, Admg. 934.65 Sq. Mtrs, of land Gut No.47 Village Golwadi, Waluj Mahanagar IV, Tq and Dist. Aurangabad. And on the basis of this regd. sale deed Sow. Pushpa Jagdish Edalawar has been mutated her name in respect of Plot No.24, Admg. 934.65 Sq. Mtrs, of land Gut No.47 Village Golwadi, Waluj Mahanagar IV, Tq and Dist. Aurangabad, vide its mutation entry number 716.

That, Partnership deed on dated 26/04/2018 has been executed by Shri Sajanginsh Motilal Jarwal and Shri Pratik Shriram Rathod has been executed a Partnership deed, And thereby they decided to carry business of Construction and developership in the name of M/s.Sai Sharaddha Construction and Developers .



On 18/10/2008, Final layout /development permission has been issued CIDCO authority in respect of Plot No. 4,5,6,7,9,24,29,30,31, 32,33,34,37,38,39,40,41 and 42 of land Gut No.47 Village Golwadi, Waluj Mahanagar IV, Tq and Dist. Aurangabad.

On 02/05/2018, Construction Permission has been issued by the CIDCO authority vide its file number SP(NT)BP/WLJ/2018(BP)/16 in the name of Sow.Pushpa Jagdish Yedlawar in respect of Plot No.24, Admg. 934.65 Sq. Mtrs, of land Gut No.47 Village Golwadi, Waluj Mahanagar IV, Tq and Dist. Aurangabad.

That, Sow.Pushpa Jagdish Yedlawar has been executed a regd. development agreement bearing its daybook number 2238 dated 19/05/2018 in the name of M/s. Sai Shraddha Construction and Developers through its Partners Shri Sajansingh Motilal Jarwal and Shri Pratik Shriram Rathod in respect of Sow.Pushpa Jagdish Yedlawar in respect of Plot No.24, Admg. 934.65 Sq. Mtrs, of land Gut No.47 Village Golwadi, Waluj Mahanagar IV, Tq and Dist. Aurangabad.

That, Sow.Pushpa Jagdish Yedlawar has been executed a regd. Power of Attorney bearing its daybook number 2239 dated 19/05/2018 in the name of M/s. Sai Shraddha Construction and Developers through its Partners Shri Sajansingh Motilal Jarwal and Shri Pratik Shriram Rathod in respect of Sow.Pushpa Jagdish Yedlawar in respect of Plot No.24, Admg. 934.65 Sq. Mtrs, of land Gut No.47 Village Golwadi, Waluj Mahanagar IV, Tq and Dist. Aurangabad.

That, Sow.Pushpa Jagdish Yedlawar And M/s. Sai Shraddha Construction and Developers through its Partners Shri Sajansingh Motilal Jarwal and Shri Pratik Shriram Rathod has been executed a regd. Declaration deed bearing its daybook number 3396 dated 16/07/2018 in respect of Sow.Pushpa Jagdish Yedlawar in respect of Plot No.24, Admg. 934.65 Sq. Mtrs, of land Gut No.47 Village Golwadi, Waluj Mahanagar IV, Tq and Dist. Aurangabad. And thereby this deed the construction building known as "Sai Residency". By this deed flat no 1,2,5,6,7,8,11,12,13 and 16 is came to share in the name of owner and flat number 3,4,9,10,14 and 15 is came to share in the name of Developers.

I have also inspected the entries in the office of Sub-Registrar Aurangabad, Dist. Aurangabad and I found no any contrary remarks or any contradictions with regards to the title of Flats number 1 to 16, "Sai Residency" constructed on Plot No.24, Admg. 934.65 Sq. Mtrs, of land Gut No.47 Village Golwadi, Waluj Mahanagar IV, Tq and Dist. Aurangabad.

Finally, this is to certify that, I have gone through the relevant documents and entries in the office of Sub Registrar at Aurangabad Dist. Aurangabad and come to the conclusion after full satisfaction that there are no any encumbrances against the Flats number 1 to 16, "Sai Residency" constructed on Plot No.24, Admg. 934.65 Sq. Mtrs, of land Gut No.47 Village Golwadi, Waluj Mahanagar IV, Tq and Dist. Aurangabad.

I have inspected the record of registry and Index-II of the office of Sub-Registrar at Aurangabad, Dist. Aurangabad for the last 30 years dated 14/10/2018 and has deposited the requisite charges online towards search fees on the very same day under Receipt GRN No. MH007184768201819E which is enclosed herewith.

Hence this Title Search Report.

SCHEDULE OF THE PROPERTY/IES

BOUNDARIES: Plot No.24, Admg. 934.65 Sq. Mtrs, of land Gut No.47 Village Golwadi, Waluj Mahanagar IV, Tq and Dist. Aurangabad..

(Mentioned in Registered Deed of Declaration)

TOWARDS EAST: LAND GUT NUMEBR 45

TOWARDS WEST: 9.00 MTRS WIDE ROAD

TOWARDS NORTH: PLOT NO 23

TOWARDS SOUTH: PLOT NO 25

Place: Aurangabad.

Date: 14/10/2018

Yours faithfully,

(VINOD NAVHATE)
 Advocate, Aurangabad.



CHALLAN
MTR Form Number 6



GRN	MH007104765201810E	BARCODE	M H 0 0 7 1 0 4 7 6 5 2 0 1 8 1 0 E		Date	14/10/2018 08:27:22	Form B2
Department	Inspector General Of Registration				Payer Details		
Search Fee				TAX ID (If Any)			
Type of Payment: Other Items				PAN No. Of Applicant(s)			
Office Name	ARBB_AURANGABAD NO 8 SUB REGISTRAR			Full Name	JEE DEEVA S RAJASE		
Location	AURANGABAD						
Year	2018-2019 One Time			Flat/Block No.			
Account Head Details		Amount In Rs.		Premises/Building			
0030073201 SEARCH FEE		750.00		Road/Street			
				Area/Locality	AURANGABAD		
				Town/City/District			
				PIN			
				Remarks (If Any)			
				SEARCH FEES OF 30 YEARS OF PLAT NO 2A CANT NO. AT TPA, HILL			
				TO AURANGABAD			
				Amount In	Seven Hundred Fifty Rupees Only		
Total		750.00		Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	0004057201810/1441728 IK00UBTND9	
Cheque/DD No				Bank Date	RBI Date	14/10/2018-08:27:25	Not Verified with RBI
Name of Bank				Bank Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. / Date		Not Verified with Scroll	
Department ID							

Department ID: _____
 NOTE - This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 सद्यः प्रत्यक्ष 'विवरण ऑफ वीज' सद्यः नमूदा कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणीत न असलेल्या दस्तऐवजासाठी लागू नाही.